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SECTION 2: Sections 9.02.005-9.02.060 are hereby amended and restated in their entirety and Section 9.02.065 is hereby added to Chapter 9.02 of Title 9 of the Culver City Municipal Code to read as follows:

California Fire Code Adoption and Amendments

- | | |
|----------|--|
| 9.02.005 | The 2024 International Fire Code with the 2025 California Fire Code adopted by reference |
| 9.02.010 | Violations and penalties |
| 9.02.015 | Amendments, additions, deletions, and substitutions |
| 9.02.020 | Amendment; Chapter 1 of the California Fire Code |
| 9.02.025 | Amendment; Chapter 2 of the California Fire Code |
| 9.02.030 | Amendment; Chapter 4 of the California Fire Code |
| 9.02.035 | Amendment; Chapter 5 of the California Fire Code |
| 9.02.040 | Amendment; Chapter 9 of the California Fire Code |
| 9.02.045 | Amendment; Chapter 10 of the California Fire Code |
| 9.02.050 | Amendment; Chapter 20 of the California Fire Code |
| 9.02.055 | Amendment; Chapter 48 of the California Fire Code |
| 9.02.060 | Amendment; Appendix C of the California Fire Code |
| 9.02.065 | Amendment; Appendix D of the California Fire Code |

§ 9.02.005 THE 2024 INTERNATIONAL FIRE CODE WITH THE 2025 CALIFORNIA FIRE CODE ADOPTED BY REFERENCE.

A. The City Council hereby adopts all chapters, certain amendments, additions, deletions and exceptions to the 2024 International Fire Code, with errata, incorporating Part 9 of Title 24 of the California Code of Regulations known as the 2025 California Fire Code, with errata, including the 2025 Fire Code Chapter 1 as amended, Chapter 2 as amended, Chapter 3 as amended, Chapter 9 as amended, Chapter 10 as amended, Chapter 31 as amended, Chapter 49 as amended, Chapter 80 as amended, Appendix Chapter 4, Appendix B, Appendix BB, Appendix C, Appendix CC, Appendix D, Appendix E, Appendix

1 F, Appendix G, Appendix H, Appendix I, and Appendix N as adopted by the California
2 Building Standards Commission, Chapter 9.02 of this Code, the Zoning Code, as set forth
3 in Title 17 of this Code, and any other City regulations relating to existing zoning, fireworks,
4 and building trades, is hereby adopted. The provisions of the International Fire Code, with
5 errata, California Fire Code, and Fire Code Appendices, as indicated above, shall be
6 applicable in the City and referred to as the "Fire Code of the City of Culver City."

7 B. One copy of the Fire Code of the City of Culver City shall be available in the
8 Fire Prevention office for public inspection.

9
10 **§ 9.02.010 VIOLATIONS AND PENALTIES.**

11 A. No person shall violate any provision or fail to comply with the requirements
12 of the Fire Code of the City of Culver City, hereinafter referred to as the "Fire Code." Any
13 person violating any of the provisions or failing to comply with any of the requirements of
14 the Fire Code shall be guilty of a misdemeanor, and shall be punished in accordance
15 with §1.01.035 and §1.01.040 of this Code.

16 B. In addition to the penalties herein provided above, any condition caused or
17 permitted to exist in violation of any provision of the Fire Code, shall be deemed a public
18 nuisance and may be summarily abated as such, and each day such condition continues,
19 shall be regarded as a new and separate offense.

20 **§ 9.02.015 AMENDMENTS, ADDITIONS, DELETIONS, AND SUBSTITUTIONS.**

21 The Fire Code is amended as provided in this Subchapter.
22

23 **§ 9.02.020 AMENDMENTS; CHAPTER 1 OF THE CALIFORNIA FIRE CODE.**

24 Section 104.1.1 Fire Prevention Standard Operating Policy Manual. A Fire Code
25 Departmental Policy Manual, known as the Culver City Fire Prevention Standard Operating
26 Guidelines has been created and adopted to serve as instructions and interpretations of the
27 adopted Fire Code. The Policy Manual shall be a published document, maintained in the
28

1 Fire Prevention office, and amended from time to time to provide current instruction and
2 interpretation.

3 Section 105.1.1.1 Permit Fees. Permit Fees shall be adopted by resolution of the
4 City Council.

5 Section 105.5.4.1 Aviation. An operational permit is required for all types of aircraft
6 that are flying, hovering, landing, lifting, filming, parking, or conducting similar activities.

7
8 Section 105.5.16.1 Permits to Conduct Displays of Fireworks Granted by City
9 Council. The City Council, by resolution, upon written application as provided in this
10 Subchapter and subject to the provisions of this Subchapter, may grant two (2) permits to
11 conduct a public display of fireworks in a calendar year, each display to occur on a
12 separate date. The City Council may by resolution, grant an additional special permit for a
13 public fireworks display sponsored by the City.

14 Section 105.5.16.2 Application for Permit; Conditions for Filing. An application for a
15 permit to conduct a public display of fireworks shall be filed in compliance with all of the
16 following:

17 A. Application for a permit to conduct a public display of fireworks shall be filed
18 in the Office of the City Manager, on forms provided by the City, at least 180 days prior to
19 the date requested for conducting the public display of fireworks.

20 B. The following information shall be included on the application:

21 1. The location of the public display of fireworks as approved by the
22 Culver City Fire Department;

23 2. The location for storage of the fireworks to be displayed as approved
24 by the Culver City Fire Department, if within the City;

25 3. Who, if anyone, will provide management services to the applicant for
26 the public display of fireworks and evidence that such manager has complied with all
27 business tax certificate requirements; and
28

1 4. Transportation routes and any other information deemed necessary by
2 the City Council for the consideration of the application.

3 C. Evidence of the following types of insurance in a form with endorsements as
4 approved by the City Attorney and in an amount as established by the City Attorney and the
5 Fire Chief, but not less than Five Million Dollars (\$5,000,000.00) shall be filed with the
6 application:

7 1. Commercial general liability insurance; combined single limit, bodily
8 injury and property damage, each occurrence;

9 2. Premises/operation liability;

10 3. Contractual liability, specifically referencing indemnification
11 agreements with the City; and

12 4. Products liability, including completed operations liability.

13 D. All fees required pursuant to this Code and City Council resolution shall be
14 paid at the time of filing the application; and

15 E. Evidence of compliance with any special conditions required by the Culver
16 City Fire Department because of the location of the public display of fireworks.

17 Section 105.5.16.3 Conditions Governing Permit. Any permit granted to
18 conduct a public display of fireworks shall be governed by all of the following:
19

20 A. The public display of fireworks shall be conducted by a duly licensed
21 pyrotechnician who shall have obtained Culver City Fire Department approval no later than
22 the last day of June of the year in which the permit is granted;

23 B. One public display of fireworks may be conducted on July 4th, and one may
24 be conducted on another day. Any fireworks display shall be conducted strictly in
25 accordance with all regulations and conditions specified in this Subchapter and in the City
26 Council resolution granting the permit;

27 C. Any attempt to transfer a permit to any person shall void the permit;
28

1 D. The permittee shall agree, in writing, to indemnify and hold harmless the City,
2 its officers, representatives, and employees from any loss or liability or damages, including
3 expenses and costs, for bodily injury or property damage sustained by any person as a
4 result of any operation related to the permit; and

5 E. Failure to comply with any of the provisions of this Subchapter shall preclude
6 consideration of any application filed if permits have not been granted thereunder; and shall
7 be sufficient cause of the revocation of any permit previously issued.

8 Section 105.5.16.4 Time Limits. The City Council, by resolution, may extend or
9 shorten the time requirements established by this Subchapter.

10 Section 105.5.16.5 Rescission of Prohibition. The prohibition set forth in Chapter 56
11 of the California Fire Code shall not be rescinded by the City Council without the approval
12 of a majority of the voters voting at a regular or special election.

13 Section 105.5.41.1 Special Events and Assemblage. A permit is required for special
14 events and assemblages.

15 Section 105.5.41.2 Non-Defined Operations. An operational permit may be required
16 after a Fire Department Review for hazards to people or property from the proposed
17 operation, system or event.

18 Section 105.5.41.3 Permits. A permit shall be required as set forth in the Culver City,
19 City Council approved fee schedule for all special event and assemblages.

20 Section 105.5.41.4 Special Event Application and Submittals. All special events and
21 assemblages shall be submitted to the Fire Department for review. All applications shall
22 have a contact name, phone number, business name, address, a plot plan, floor plan and
23 sufficient detail and information to allow for a comprehensive evaluation. Permits, Fire
24 Safety Officers, security, and other issues determined by the review shall be provided by
25 the event organizer prior to allowing the event or assemblage to operate. Tents in excess of
26 400 square feet needed for a special event or assemblage shall meet the requirements of
27 Chapter 31 and require a separate fire permit.
28

1 Section 112.1.1 Appeals. Protests and appeals from the enforcement of this Code
2 shall be made to the Municipal Code Appeals Committee in accordance with Section
3 1.01.065 of the Culver City Municipal Code.

4
5 **§ 9.02.025 AMENDMENT; CHAPTER 2 OF THE CALIFORNIA FIRE CODE.**

6 Chapter 2 Definitions is hereby amended to read as follows:

7 Section 202, Existing Building/Structure Square Footage. The existing square
8 footage of a building/structure is defined as the remaining square footage after all
9 demolition of the building has been completed.

10 Section 202, Existing Roof Structure Square Footage. The existing square footage
11 of a roof structure is defined as the remaining square footage of the roof structure after all
12 demolition of the roof structure has been completed.

13 **§ 9.02.030 AMENDMENT; CHAPTER 4 OF THE CALIFORNIA FIRE CODE**

14 Chapter 4 is hereby amended to read as follows:

15
16 Section 403.10.1.5.1 Identification. Identification numbers shall be provided for all
17 individual units in covered mall buildings, multi-unit buildings and other commercial
18 complexes, and shall be placed in such a position as to be plainly visible and legible. The
19 position and size of such identification numbers shall be determined by the Fire Code
20 Official. Numbers and names shall be provided for all enclosed rooms and spaces,
21 including service rooms, mechanical rooms, closets, and similar spaces to identify use.

22 **§ 9.02.035 AMENDMENT; CHAPTER 5 OF THE CALIFORNIA FIRE CODE.**

23 Chapter 5 is hereby amended to read as follows:

24 Section 503.1.2.1 Difficult Apparatus Access. If the Fire Code Official or his/her
25 designee determines that access for fire apparatus and equipment to any building or
26 structure is unduly difficult, installation of an automatic fire-extinguishing system shall be
27 required.
28

1 504.1.1 Keysets, Handles, Locks and Keys. As determined by a Fire Department
2 review, all noted exterior doors shall be provided with locksets and handles for Fire
3 Department Access. Keys for required access shall be provided by the owner and made
4 readily available in the KNOX Box.

5 Section 504.5 Catwalks and Ladders. Upon review, buildings with parapets and
6 other construction that exceeds five (5) feet from the roof may be required to provide non-
7 combustible catwalks and ladders.

8 Section 504.6 Exterior Structure Requirements. All buildings with wall tops and/or
9 parapets with soft materials, rails or other construction that creates a hazard to safe access
10 for firefighting purposes shall have solid surfaces to support the use of ladders, firefighters
11 with gear and other suppression equipment. Review and approval of surfaces shall be by
12 the Fire Code Official.

13 **§ 9.02.040 AMENDMENT; CHAPTER 9 OF THE CALIFORNIA FIRE CODE**

14 Chapter 9 of the Fire Code is hereby amended to read as follows:

15 Section 901.4.1.1 Automatic Fire-Extinguishing System. An automatic fire-
16 extinguishing (sprinkler) system shall be installed in every new building in the City,
17 including any new residential building, hereinafter constructed or moved into the City,
18 regardless of area separation or type of construction.

19 *EXCEPTION: New buildings/additions less than 500 square feet may be exempted*
20 *upon approval of the Fire Code Official.*

21 Section 901.4.1.2 Commercial, Industrial and Multi-Family. In existing commercial,
22 industrial and multi-family residential occupancies, fire sprinklers shall be required in
23 existing and new portions of the building for height increases, area increases of 50% or
24 more, and for any occupancy change that increases fire risk or hazard.

25 Section 901.4.1.3 Residential. Existing one and two family dwellings shall be
26 required to install a fully automatic fire sprinkler system in existing and new portions of the
27 building when a story is added, more than 75% of the existing roof structure is replaced, or
28

1 when the enclosed floor area is increased by more than 75%. NOTE: See Culver City
2 Amended Chapter 2 for the definition of "EXISTING BUILDING/STRUCTURE AND ROOF
3 STRUCTURE."

4 Section 903.3.5.1 Domestic Service. Where the domestic service provides the water
5 supply for the automatic sprinkler system, the supply shall be a minimum 1-inch water
6 meter.

7 Section 903.3.8.1.1 Partial Fire Sprinkler Systems. Where in the Fire Code or the
8 Building Code a partial fire sprinkler system is allowed or required, the fire sprinkler system
9 shall be installed, modified or extended to protect the entire building or structure.

10 Section 903.3.8.5.1 Hydraulically Calculated Systems. The design of hydraulically
11 calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

12 Section 903.4.2.1 Interior Audible Device. An interior audible device shall be
13 required in an approved location and shall be connected to the automatic sprinkler system.

14 Section. 907.1.6 Projection Room Controls. All projection equipment and audio
15 equipment shall be interconnected to the fire alarm system for shut down, upon an interrupt
16 signal from the fire alarm panel, to prevent interference of all visual and audible evacuation
17 devices and directions from the theatre staff for evacuation directions.

18 **§ 9.02.045 AMENDMENT; CHAPTER 10 OF THE CALIFORNIA FIRE CODE.**
19

20 Chapter 10 is hereby amended to add Section 1006.3.5 to read as follows:

21 **1006.3.5 Single-exit buildings with Group R-2 dwelling units with an occupied**
22 **floor or roof above the third story.** Single-exit, Group R-2 occupancy buildings with an
23 occupied floor or roof above the third story are hereby permitted within the City of Culver
24 City so long as they strictly comply with all of the following in addition to the requirements of
25 this Code, and the California Building Code where specified, other than CBC Section
26 1006.3.4:

- 27 1. All dwelling units or accessory dwelling units shall meet the definitions of
28 dwelling units or accessory dwelling units as defined in Chapter 2, and no

other type of unit shall be permitted within the building.2. Group R-2 occupancies, as defined in CBC Section 310.3, within the building shall be limited to apartment houses. Group R-2.1 and Group R-2.2 occupancies shall not be permitted.

2. The building is not classified as a high-rise building as defined in Chapter 2.
3. The floor area of each floor (story or basement) shall not exceed 4,000 net habitable square feet (371.6 m²).
4. There shall be no more than two single exit stairway conditions on the same property.
5. Single-exit buildings over three stories are not permitted in any area designated as a Fire Hazard Severity Zone pursuant to Section 9.02.400 of this Code.
6. The building shall be of VA (four stories maximum), IVA, IVB, IVC, IIIA, IIA, IB, or IA type of construction.
7. Recycling, waste, and linen chute access shall be located within a separate room and shall not be accessible from the interior stairway. The separate chute access room shall have no horizontal dimension less than five feet (1.53 m) nor be less than 25 square feet (2.32 m²) in area.
8. Each dwelling unit and each accessory dwelling unit shall be limited to a maximum of six habitable spaces as defined in Chapter 2.
9. An elevator is required for buildings that are five or six stories in height. All stories must be served by the elevator. When an elevator is provided, it shall comply with CBC Section 3002.4A, general stretcher requirements.
10. When an elevator is provided, it shall have a pressurized shaft or pressurized hoistway that at all times must remain pressurized in accordance with CBC Section 909.21 at a minimum positive pressure of 0.10 inch of water (25Pa) and a maximum positive pressure of 0.25 inch of water (67Pa) with respect to all adjacent areas on all floors, or shall open into elevator lobbies constructed to comply with CBC Section 3006.
11. No more than 20 feet (6.10 m) of travel distance to the exit stairway as measured from the entry/exit door of any dwelling unit to the exit stairway door or related passageway door shall be permissible.

1
2 12. Other occupancies are permitted in the same building provided they
3 separately comply with all the requirements of this Code. Other occupancies
4 shall not communicate with the Group R occupancy portion of the building
5 and shall be provided with a separate means of egress, distinct from the
6 single-exit serving the Group R-2 occupancy.

7
8 *EXCEPTION: Parking garages accessory to the Group R-2 occupancy are*
9 *permitted to use the single-exit stairway.*

10 13. Private roof decks up to 150 square feet (13.9 m²) per unit are permitted at or
11 below the sixth story. The private roof deck must be accessible only through
12 that individual unit. Individual roof decks shall be separated from other private
13 roof decks and any other areas by a minimum 42-inch (1067 mm) tall
14 guardrail or walls.

15 14. No more than a total of four dwelling units (including accessory dwelling units)
16 shall be permitted on each story or basement level.

17 15. The building shall not exceed six stories, not more than 5 stories of Group R-
18 2 occupancy are permitted to be served by a single exit stairway. Basement
19 levels shall be counted as stories for the purpose of this limit.

20 16. Exit access doors shall swing in the direction of egress travel at the exterior or
21 interior exit stairway, associated passageway, or vestibule, regardless of the
22 occupant load served. Door swing shall not reduce or encroach into the
23 required stair landing. Landings shall not be reduced by any amount when the
24 door is in any position. Reductions in the minimum required landing
25 dimensions, as allowed per CBC Section 1010.1.5 and CBC Section 1011.6,
26 shall not be permitted.

27 17. The maximum exit access travel distance, measured in accordance with CBC
28 Section 1017, shall not exceed 125 feet (38.1 m).

18 18. A corridor complying with CBC Section 1020 or an egress balcony complying
19 with CBC Section 1021 shall separate each dwelling unit entry/exit door from
20 the exit stairway, including any related passageway, on each floor. Corridor
21 and egress balcony walls shall be of not less than 1-hour fire-resistance-rated
22 construction. The egress balcony shall be separated from the interior of the
23 building by walls and opening protectives as required for 1-hour fire-
24 resistance-rated corridors.

- 1 19. Dwelling units, elevators, equipment rooms, storage rooms, trash rooms, and
2 other similar rooms or spaces shall not open into the interior exit stairway
3 enclosure.
- 4 20. An exterior exit stairway or interior exit stairway shall be provided. The interior
5 exit stairway, including any related passageways, shall be a smokeproof
6 enclosure in compliance with CBC Section 909.20.
- 7 21. Electrical receptacles shall be prohibited in an interior exit stairway.
- 8 22. Dwelling unit doors are permitted to open onto an exterior exit stairway as
9 long as the dwelling unit doors do not encroach into the stairs and required
10 stairway landings. Reductions in the minimum required landing dimensions,
11 as allowed per CBC Section 1010.1.5 and CBC Section 1011.6, shall not be
12 permitted.
- 13 23. Exits shall terminate directly onto a public way that is 15 feet wide minimum
14 or onto an egress court where the width of the egress court is equal to or
15 exceeds the court length and terminates at a public way that is no less than
16 15 feet wide.
- 17 24. The total horizontal travel distance from the edge of the roadway to the
18 farthest unit door (at any level), excluding the vertical rise within a stairway
19 (and associated landings), shall be less than 250 feet.
- 20 25. Notwithstanding CBC Section 1031.2, all basement levels and sleeping
21 rooms within any story or basement shall have not fewer than one emergency
22 escape and rescue opening in accordance with CBC Section 1031.
- 23 26. The building shall be provided with a sprinkler system in accordance with
24 NFPA-13 as adopted by the California Building Standards Commission and
25 amended by the City of Culver City.
- 26 27. A manual fire alarm system and automatic smoke detection system that
27 activates the occupant notification system in accordance with CBC Section
28 907.5 shall be provided. Smoke detectors shall be located in common spaces
outside of dwelling units, including but not limited to gathering areas, laundry
rooms, mechanical equipment rooms, storage rooms, interior corridors,
interior exit stairway, and passageways.

1 28. Compliance with these requirements does not exempt Single-exit, Group R-2
2 occupancy buildings with an occupied floor or roof above the third story from
3 any other applicable requirements of the City of Culver City Fire Code or the
4 State Fire Code.

5 29. There shall be 20 feet of width in both the front and rear of the building for fire
6 department access and operations, specifically with regard to aerial ladder
7 usage. For the purposes of the rear requirement, a public alley, designated
8 egress court, or other approved form of public access may be used to satisfy
9 all or part of the required 20 feet.

10 **§ 9.02.050 AMENDMENT; CHAPTER 20 OF THE CALIFORNIA FIRE CODE.**

11 Chapter 20 is hereby amended to read as follows:

12 Section 2001.3.1 Permits. All flight operations within the City of Culver City are
13 required to have an approved Culver City Fire Department permit. Permits shall cover but
14 not be limited to: flight to perform lifts, hovering, fly over, landings, filming and other
15 operations while flying, hovering or landing.

16 Section 2001.3.2 Operation and Review Standards. Compliance with CA Fire Code
17 Chapter 20 and CCMC 9.09 shall be used to obtain a flight permit and the requirements for
18 flight operations and approvals. All operations shall be reviewed and approved by the Fire
19 Department. Landing, fueling, repairs, and storage are limited. The need for providing
20 standby personnel, Fire Safety Officers and permits for any or all activities shall be
21 determined by the Fire Department.

22 **§ 9.02.055 AMENDMENT; CHAPTER 48 OF THE CALIFORNIA FIRE CODE.**

23 Chapter 48 is hereby amended to read as follows:

24 Section 4804.6.1 Illumination. The approved perimeter aisles shall be illuminated at
25 floor level with light fixtures spaced at intervals of not more than fifty (50) feet apart and
26 providing a minimum light intensity of not less than (1) foot-candle. Power for the
27 emergency light fixtures shall be supplied as required by Culver City Fire Department
28 Regulations. All Exit and Emergency lights shall comply with the Building Code
requirements for two sources of power with one of the two sources of power provided by
approved batteries.

1 Section. 4804.10 Flammable Liquids and Compressed Gases on Sound Stages.
2 Unless approved, in writing, by the Fire Code Official, flammable liquids and compressed
3 flammable gases shall be prohibited on television and motion picture sound stages.

4 Section 4804.11 Fire Department Filming and Performance Regulations. All Motion
5 Picture and Television Production Studio Sound Stages, Approved Production Facilities
6 and Productions Locations shall comply with Culver City Fire Department Filming and
7 Performance Regulations. Fire Department Filming Regulations are available for review at
8 the Fire Prevention counter.

9 **§ 9.02.060 AMENDMENT; APPENDIX C OF THE CALIFORNIA FIRE CODE.**

10 Appendix C is hereby amended to read as follows:

11
12 Section C101.1.2. Use Table as Indicated. Whenever the reference is made to Table
13 C102.1, use Culver City Fire Department requirements of 300-foot fire hydrant spacing in
14 commercial/industrial/residential areas for Hydrant Placement, Spacing and Specifications.
15 Maximum distance of a fire hydrant to an FDC shall not exceed 100 feet.

16 **§ 9.02.065 AMENDMENT; APPENDIX D, OF THE CALIFORNIA FIRE CODE.**

17 Appendix D is hereby amended to read as follows:

18 Section D101.1.2. Use Table as Indicated. Upon review of a project and based on
19 Fire Department access and water supplies, the Fire Department may change the tables to
20 mitigate special hazards.

21 **SECTION 3.** Nothing in this Ordinance shall be construed to affect any suit or
22 proceeding impending in any court, or any rights acquired, or liability incurred, or any cause
23 or causes of action acquired or existing, under any act or Ordinance hereby repealed as
24 cited in Section 1 of this Ordinance; nor shall any just or legal right or remedy of any
25 character be lost, impaired or affected by this Ordinance.
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1 **SECTION 4.** This Ordinance shall take effect on January 1, 2026. Pursuant to
2 Section 616 and 621 of the City Charter, prior to the expiration of 15 days after the
3 adoption, the City Clerk shall cause this Ordinance, or a summary thereof, to be published
4 in the Culver City News and shall post this Ordinance or a summary thereof in at least three
5 places within the City.
6

7 **SECTION 5.** City Council hereby declares that, if any provision, section,
8 subsection, paragraph, sentence, phrase or word of this Ordinance is rendered or declared
9 invalid or unconstitutional by any final action in a court of competent jurisdiction or by
10 reason or any preemptive legislation, then the City Council would have independently
11 adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases,
12 or words of this Ordinance, and as such they shall remain in full force and effect.
13
14

15 APPROVED and ADOPTED this _____ day of _____ 2025.
16
17

18 _____
19 DAN O'BRIEN, Mayor
20 City of Culver City, California

21 ATTEST:

APPROVED AS TO FORM:

22
23 _____
24 JEREMY BOCCHINO, City Clerk

25 *Christina Burrows*
26 _____
27 HEATHER S. BAKER, City Attorney
28